

VG ESTATE AGENT
Dedicated to selling your home...







5 BRIGHT STREET

SOWERBY BRIDGE | HX6 2ES

This deceptively spacious mid-terrace home is located in an elevated position and enjoys far-reaching views across the valley.

This well-loved home provides flexible living accommodation arranged over three floors including a dining kitchen, sitting room, three bedrooms and family bathroom. In addition, there is a spacious cellar room that would make an ideal workshop, studio or home office.

Outside there is an enclosed stone-flagged yard to the front of the property and a beautiful cottage-style garden to the rear with patio, lawn and abundant shrub borders. There is easy on-street parking.

This property benefits from NO UPWARD CHAIN.



GROUND FLOOR

Dining Kitchen
Sitting Room

LOWER GROUND FLOOR

Cellar
Coal store

FIRST FLOOR

Bedroom 1
Bedroom 3
House Bathroom

COUNCIL TAX

B

EPC RATING

D

SECOND FLOOR

Bedroom 2

INTERNAL

The property is entered directly into the spacious dining kitchen which houses a range of timber units with complementary worksurfaces. Equipment includes a stainless steel sink, and an electric oven with four-ring gas hob and extractor canopy over. There is space for a fridge freezer and a useful understairs store which gives access to stairs leading down to the cellar which is of good size and has plumbing for a washing machine. In addition there is understairs storage and further space in the former coal store and the garden can be accessed via the large, fully-opening window.

The sitting room enjoys a south facing sunny aspect and features an attractive tile effect fire surround housing a real-flame effect gas fire with cupboards and shelving built-in to each alcove. An external door gives access to the garden.

There are two bedrooms on the first floor, a large double with built-in storage and two windows affording fabulous far-reaching views, plus a large single Bedroom one has previously been divided into two rooms and could easily be split again. The first floor accommodation is completed by a three-piece bathroom housing a 'P-shaped' bath with shower over, WC and pedestal wash basin.

There is a large double bedroom located on the second floor, natural light is provided by two large Velux rooflights and there is plentiful under-eaves storage.

EXTERIOR

To the front of the property is an enclosed stone-flagged yard and there is easy on-street parking. To the rear is a delightful south-facing garden enjoying lovely views and including a stone flagged patio, ideal for barbecues, a level lawn, vegetable plot, miniature wildlife pond and mature shrub borders.

LOCATION

The excellent amenities of Sowerby Bridge are within a 10-minute walk, including senior and junior schools, Health Centre, Leisure centre and a large selection of shops, restaurants and bars. The M62 motorway (J24) is within a 15-minute drive. Sowerby Bridge has a mainline railway station with regular services to Leeds and Manchester.

SERVICES

All mains services. Gas central heating, boiler located in cellar. Virgin Fibre Broadband point located directly outside the property.

TENURE

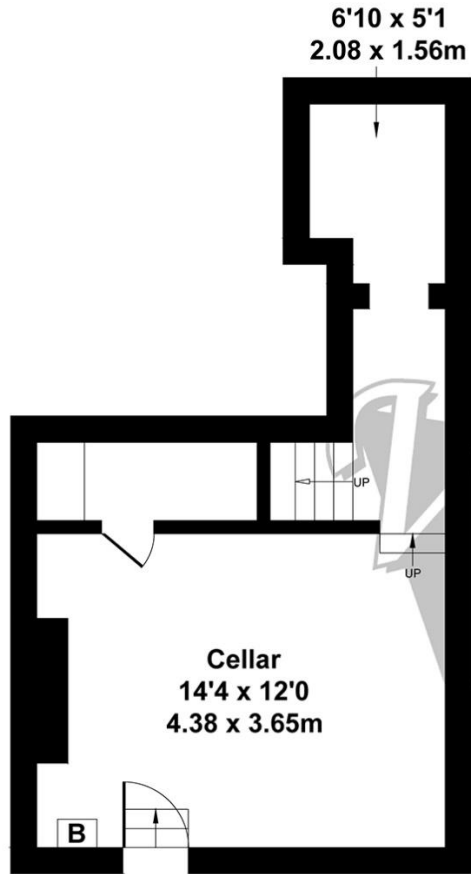
Freehold

DIRECTIONS

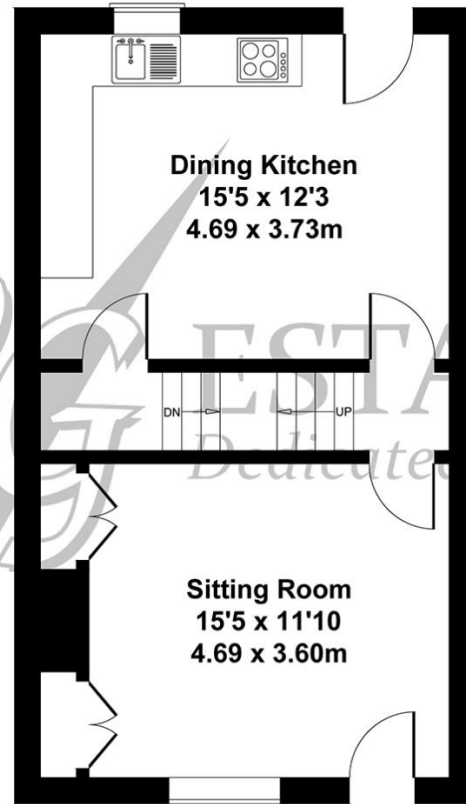
From Ripponden proceed along the A58 to Sowerby Bridge. At the traffic lights on Wharf Street, Sowerby Bridge turn left into Tuel Lane. Continue past the left hand turn for Hollins Lane and Mane of Hair salon on the left and take the second left turn after Sutcliffe Funeral Services into Bright Street. The property is on the left, identified by our For Sale Board.



Approximate Gross Internal Area
1389 sq ft - 129 sq m
(Excluding Eaves Store)



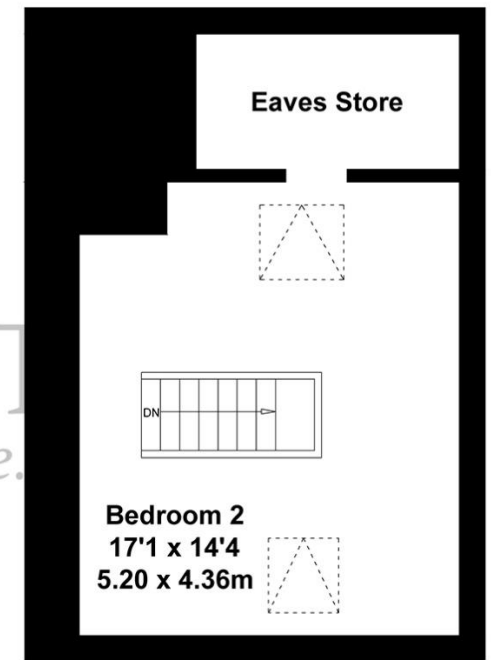
CELLAR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.